

REC'D S.C. JUN 18 1982 SLEBY BOOK 1572 PAGE 214

# MORTGAGE

THIS MORTGAGE is made this 1st day of June 1982, between the Mortgagor, Jim H. Turnmeyer and Patsy R. Turnmeyer (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-four thousand five hundred and no/100ths (\$34,500.) Dollars, which indebtedness is evidenced by Borrower's note dated June 1, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2002;

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that certain piece, parcel or lot of land situate, lying and being in Greenville County, State of South Carolina on a plat entitled Woodhedge, Section I, prepared by Piedmont Engineers and Architects, dated December 21, 1973, being shown and designated as Lot 41 and having according to said plat and a more recent plat prepared by Freeland and Associates dated May 25, 1982, the following metes and bounds, to wit:

BEGINNING at an iron pin on Arrowood Court at the joint front corner of Lots 40 and 41 and running thence with the common line of said lots N 46-00 W 172.4 feet to an iron pin at the joint rear corner of said lots; thence along the rear line of Lot 41\* and 42; thence along the common line of said lots S 46-00 E, 174.1 feet to an iron pin at the joint front corner of said lots on Arrowood Court; thence with said Arrowood Court S 44-59 W, 110.0 feet to an iron pin, the point of BEGINNING,

DERIVATION: Deed of Ida E. Lehotay dated June 1, 1982 and recorded June 2, 1982 in Deed Book 1167 at page 903

\*N 43-59 E, 109.9 feet to an iron pin at the joint rear corner of Lots 41

RECORDED IN THE PUBLIC RECORDS OF GREENVILLE COUNTY, SOUTH CAROLINA  
BY THE CLERK OF COURTS  
ON JUNE 18 1982  
STAMP

which has the address of 3 Arrowood Court, Mauldin, SC (Street) (City)  
(herein "Property Address");  
(State and Zip Code)

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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